THE BRAENDER,

ON S. W. CORNER CENTRAL PARK WEST, AT 102d STREET.

One 9 and 11 room apt. with 2 and 3 haths are still available and a few of the 6 & 7 choice ones left.

Any further information desired can be obtained from the superintendent, who is constantly on the premises, or of PHILIP BRAENDER, Owner and Buller.

RENTS FROM \$000 UPWARD. Telephone 4164 River.

THE COMFORT

WINDERMERE AND EARLSWOOD COURT

Suites consisting of 4, 5, 6 large light rooms. Electric lights. Telephone each apartment. All night elevator service. Up to date in every respec

Rents \$35.00 to \$60.00.

THE ORADELL, 508.510 West 112th St., bet. Broadway & Amsterdam Av.

Ready for Occupancy. All Modern Improvements.

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ST. NICHOLAS AVENUE.

Up to date in every respect.

508.510 West 112th St., bet.

erside Drive. Apply to TROOD REALTY CO., on Premises.

Accessibility—

Conveniences-

parts of the city.

Elevated, Rapid Transit, Columbus and

Eighth Ave. lines within easy reach; sur-face cars pass the door; the elevated sta-

ion is at 104th, Sixth and Ninth Ave. lines subway station is located at 103d St. and

Broadway, within convenient walking

Local and long distance telephone in

tendants constantly on duty. The man-agement will look after the comfort of

occupants and see that the best service and attendance is always maintained.

each apartment. Elevator service operation day and night, with liveried at

surface lines transfer to al

NEW FIRE PROOF APARTMENT.

SELECT APARTMENTS

×>>000000000

Location—

The Braender is situated on the bes

part of Manhattan Island. Its wide

frontage, overlooking the beautiful and ever interesting panorama embracing

The Apartments—

The building is new, and is ten stories, absolutely fireproof, with framework entirely of steel, and every floor and room partition being constructed of like fireproof materials. The apartments consist of 5 to 12 rooms, one and three baths, liberally planned with light and ventilation. Each room is finished most beautifully with the choice imported papers, nickel plated pipes and fittings, shower, mirror, medicine cabinet and every convenient accessory is supplied.

ABOVE 14TH ST., WEST SIDE.



ARDSLEY HALL

NINETY-SECOND STREET AND CENTRAL PARK WEST. New Ten Story Fire Proof Apartments.
Suites consist of from 5 to 12 Rooms with all the up-to-date improvements.
COLD STORAGE AND ELECTRIC LIGHTS FREE.

THE APARTMENTS The Building is absolutely fireproof, with framework entirely of steel, every floor is connected with the entire water system of the building and provided on every floor water. There is also a complete electric fire alarm system throughout the public hails. Each apartment is provided with a Mosler combination vault, built into the wall. These vaults are burglar proof, and offer a safe and convenient recentacle for valuables. There is also in the basement a complete estem driving apparatus that can be used on rainy days; the walls of each apartment are well painted and pain

LOCATION Ardsley Hall is situated on the highest ground on the west slide of Central Park West, just opposite that picture eague bit of landscape of which the lakes, treservoirs and drives are a distinguishing feature. A view of the cutire park, the city, Long Island, Westchester county and the Pallsades-all this can be seen from one's window. The elevation at this point is above sea level, and the character of the ground on which the building stands makes the site one of the most neathful obtainable on all Manhattan Island.

Columbia Univer-

430 West 116th Street
Between Morningside Park and Riverside Drive

Commanding magnificent views in every direction as far as the eye can reach.

Is especially designed for families that

There are nine rooms in each apartment of Hillcrest, and each room is as spacious as that of the average private house. In point of finish, decorative effects, and general appointments Hillcrest surpasses anything in this city. Among its conveniences are: Otis elevator, electric light, servants' baths, butlers' pantries, long distance telephone in each apartment, general laundry with steam dryers. Liveried service day and night.

want homes with large sunny rooms

RENTS \$1,500 TO \$1,800 Amsterdam Av. cars pass near the door. 110th &116th St. "L" Station near J.

Morn-

ingside

ABOVE 14TH ST., EAST SIDE.

ABOVE 14TH ST., EAST SIDE.

Che Madison Square

37 Madison Avenue

A modern fireproof Apartment House and Apartment Hotel of

Unexcelled situation, facing Madison Square, the quietest and most beautiful of New York's small parks-within a few minutes' walk of the best shops and theatres, and easily accessible to all the principal transit systems. The building has been specially designed to meet the requirements of those who desire quiet and dignified surroundings, a cheerful outlook and abundance of light, air and sunshine. Particular attention has been given to privacy and home comforts.

A general dining room for the convenience of all tenants is provided, and arrangements can also be made to have meals served in the apartments—both housekeeping and non-housekeeping.

Housekeeping Apartments.

6 Rooms and bath, \$1,400 to \$2,000.

7 Rooms and tath, \$2,200 to \$3,000. Including light and weat-

Non-Housekeeping Apartments. 2 Rooms and bath, \$66) to \$1,000. 2 Rooms and bath, \$1,000 to \$1,400. 4 Rooms and 2 Laths, \$1,000 to \$1,800 Including light, heat and service.

CARGER SUITES AT PROPORTIONATE PRICES.

An attractive ground floor office of 2 or 3 Rooms suitable for a physician.

The house will be under the management of S. W. MATHEWSON, Ir.

Resident Manager

For information apply at OFFICE ON THE PREMISES any hour, day or evening.

REAL ESTATE AT AUCTION.

PETER F. MEYER, AUCTIONEER. LARCHMONT HEIGHTS.

Auction in lots on the premises, rain or shine, of the immensely valuable business a d residence property situate on a hill rising immediately on the west side of Larchmont station. Larchmont real estate is like Government bonds. Finest yachtelub in the country is here, besides the vilias of wealthy citizens.

SATURDAY, OCT. 8, 1904, AT 2 P. M

FREE RAILROAD TICKETS, tent, and scas for bluders. For particulars inquire of auctioneer, 155 Broad way, N. Y., or Melghan & Necassulmer, atterneys for owners, Mamaroneck, N. Y., and as Park Row, New York.

MORTGAGE LOANS. WILL TAKE UP ANY GOOD MORTGAGE a lower rate. Address G. M. HUBBARD, 150 Nas



WANTS AND OFFERS REAL ESTATE BOARD OF BROKERS OF THE CITY OF A EW YORK No. 115 BROADWAY.

FOLSOM BROS... \$25 Broadway.—Want, for a private investor just returned from Europe, something that nets 5 per cent. or over; must be gilt edged; preferably leased to one tenant; will pay as high as \$100,000 for an investment of this kind; all cash. Also, in Bronx, a real-dence no matter what the condition is; with stable attached; must be below fish st. Also, in Bronx or Manhattan, tenements or flats, in trade for private house on West 102d st; equity, \$10,000; owner will add \$5,000 to \$6,000 cash.

OFFERS.

FOLSOM BROS., 835 Braadway.—Offer, near Braadway and 124th st., four lots already excavated, ready for foundation; sewer laid, enough stone to build faundations; price, 830,000; terms to suit. Also, for builders, we have a large list of Harlem plats at reasonable prices. Also, anything you want between Houston st, and the Bridge, east of the Bowery and 3day; we can fill the blif our list of this section are complete. Also, building, 14th 8th, opported Tammany Hall, long lease, rent 8,000 per annum, or will sell a 19 year least of premise chasp. Also, 2d at, near 14th 8th, 11,730 course feet, \$180,00; rare opportunity for a builder or specultary. Also, hear lexington at, and 90th 8t, 28 houses flatsy sterm hear and hot water, rents, \$27,000; price, \$261,000; very libered terms; houses in excellent condition. OFFERS.

REAL ESTATE

95 ACRES. lying between and the

UNION TRUST COMPANY.

Administrator. Half of the land is subdivided. Half is in acreage.

Plans and full particulars on application to the

UNION TRUST COMPANY. Detroit. Michigan.

WOODWARD AVENUE HAMILTON BOULEVARD. DETROIT. MICHIGAN, will be sold at PUBLIC AUCTION. TUESDAY. OCTOBER 4. 1904. by the

HICH CLASS APARTMENTS. THE HENRY JAMES. 501 WEST 1131H St. COR. AMSTER-DAM AV.
Eight unusually large rooms and bath, with direct outside light; parquet floors throughout; all hardwood trim; overlook-ing Columbia and Cathedral grounds; best service. Rents \$1,000 to \$1,200.

127TH STREET AND 128TH STREET.

in each apartment.

THE OLGA. facing Mount Morris Park. New building eight extra large rooms and bath; parlor 13x16 feet; open court, 14x57 feet; hard wood trim; parquet floors; electric lights elevator, telephone.

Hent \$1,100.

PARLOR

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155 WEST 123D ST., NEAR 7TH AV. Single Apartme ts, seven all light rooms open plumbling: very destrable. Rents \$540 to \$660.

RENTS MODERATE for bootlets and further particulars apply to superintendent,

THE FERNCLIFF. 4 201 WEST 120TH ST. Fine corner Apartments, six, seven and eight rooms, tilled bath and all modern improvements, including elevator and telephone service, electric light, &c.

381. 382 Central Park West. BETWEEN 98TH AND 99TH STS. Modern seven story building: large light rooms and bath; exposed plumbing, par-quet floors; electric light; steam heat and hot water; elevator, telephone, &c. Rents \$540 to \$840.

PORTER @ CO., Broadway at 104th St 159 West 125th St.

SELECT APARTMENTS ABOVE 14TH ST., WEST SIDE.

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REAL ESTATE-OUT OF THE CITY, REAL ESTATE-OUT OF THE CITY, REAL ESTATE-OUT OF THE CITY WESTCHESTER COUNTY-SALE OR WESTCHESTER COUNTY-SALE OR WESTCHESTER COUNTY-SALE OR

What Do You Consider an Ideal Home?

Isn't it one where you can have a house to yourself, with beautiful, healthful and attractive surroundings? Isn't it one where the children can grow up strong and healthy, free from the possibility of contaminating associations? Isn't it one that you can reach quickly, easily and cheaply from your office at any hour? Where is such a place to be found?

WESTCHESTER

ALONG AND NEAR THE SOUND

unites all the conveniences of city life to all the delightful features of rural residence.
PURE AIR, CLEAN AND WHOLESOME SURROUNDINGS, MORE TRAINS,
FASTER TRAINS AND LOWER COMMUTATION FARES than any other suburban district about the city combine to make it

The Best Residence Section for New Yorkers

All the towns along the Sound are growing with giant strides. They all have city improvements and an express service to New York with frequent fast trains. Don't wait until property has advanced 25%, as it will within the next two years when the great \$8,000,000 improvement planned by the New York, New Haven and Hartford Railroad has resulted in giving this district a double service of electric trains every fifteen minutes direct from the downtown business section.

REMEMBER THESE FEW FACTS:

AS COMPARED WITH OTHER SUBURBAN LOCALITIES, WESTCHESTER ALONG AND NEAR THE SOUND HAS:

> Superior Natural Attractions City Improvements of All Kinds More Trains and Faster Trains Lower Yearly Commutation Rates The Most Desirable Class of Citizens Great Transit Improvements Coming

Take advantage of the present opportunity whether you buy as an investment or for a home. Since we made our first announcement in relation to the advantages of Westchester our judgment has received the indorsement of the best real estate experts.

FOR INVESTORS.

LARCHMONT—Place 28 acres, with large frontage on Boston Post Road, convenient to Larchmont Station, near Soun!, high ground, well adapted for immediate development. Price reasonable.

Twenty-two acres, with frontage of over 1,000 feet on

the water, at Larchmont, can be bought right.

Thirty-two-acre farm with good buildings, high ground, fine location, between Mamaroneck and Larchmont, offered at \$15,000. This property will double in value within a short

NEW ROCHELLE - Plots of 32 lots in Highland Park New Rochelle, at a price averaging less than \$70 each. PELHAM MANOR - One of the most elegant of the

residences in this beautiful place, nearly 4 acres with frontage on two fine avenues; modern dwelling, 20 rooms, stable, etc. Can be bought at a little less than \$80,000 or will rent furnished or unfurnished. Tract of 250 acres within short distance of New Haven station at Mount Vernon; part or whole will be sold at very

Fifty acres, seven minutes from Mount Vernon station splendidly situated for division into plots for improvement.

Forty-three acres, location equally convenient, frontage of 1,600 feet on one of main roads with trolley line.

Several New Rochelle tracts that are ripe for subdivision and improvement; owners will join in development on equitaFOR HOME SEEKERS.

NEW ROCHELLE - Small Farm of 5 acres, lying be tween New Rochelle and Scarsdale stations; good buildings; will be sold at a sacrifice, \$6,000.

Handsome place directly on Sound and also facing on main drive; fine buildings, etc., price \$16,000.

Several desirable modern dwellings and grounds in Rochelle Park we are offering at attractive prices.

Three acres, 300 feet on Sound, most desirable location. Larchmont; 12-room house, stable and boar landing; price.

\$25,000. Fine residence site, Grove Avenue, Larchmont; price, \$4,250. Three and one-half acres on Mamaroneck Avenue, Mamaroneck; 16-room house, all improvements, open fireplaces, electric light, fine grounds, price \$15,000.

Twelve-room house near the Sound, Port Chester; three

acres in lawn, garden, tennis courts, etc.; house has all modern improvements, steam heat and hardwood floors, new stable; price \$20,000. Three-story, 14-room house at Pelham Heights; two baths,

electric light, gas. steam heat, parquet floors; lot 75x125; price \$13,500. Fourteen-room house in fine condition, on lot 50x100, at

Port Chester; fine lawn; price \$10,000; terms to suit.

Eight-room cottage on lot 45x105, convenient to New
Haven station, at New Rochelle; price \$5,100.

Our representatives will be glad to show you these and
other properties.

AT YONKERS—Caryl Station, 4 minutes' walk, 157 Bruce av.; new; 12 rooms, laundry, storeroom; 2 baths, shower, 3 tollets; hot water heat; cak trim; 3 mantels; high-class plumbing; tile bath floor, roomy porches; gas, electricity; fine lawns; 100x100; 900 feet from Van Cortlandt Park; G. C. Station, 22, 155th st., 13 minutes; trains all night; trolley and, subway near; mortgagee's bargain; terms easy; inspect any time; might rent. C. W. CLARK, Owner, 74 Wall st., N. Y.

CARHART HOMESTEAD.

Situated in the heart of White Plains Plots choicest in the town. FOR SALE ON EASY TERMS. J. M. SPRAGUE, WHITE PLAINS.

SELECT APARTMENTS

ABOVE 14TH ST., WEST SIDE.

Housekeeping Suites

Uhatsworth

72D ST., RIVERSIDE DRIVE,

Six Rooms and bath and

Intermediate sizes to Nineteen

rooms and 5 baths.

Rents, \$1,300 to \$6,000.

Cafe, Grill Room, Sun Parlor,

barbers, ladies' hair dressing, valet

and tailor's service on premises.

Private 'Bus service to and from

The Chatsworth, being

"L" station every 5 minutes.

WESTCHESTER DEPARTMENT,

26 WEST 31ST STREET NEAR FIFTH AVENUE.

SELECT APARTMENTS.

Frank L. Fisher Co.,

440 COLUMBUS AVE., Corner 81st St. ACKERLY. Large rooms, unique in arrangement. 8 Rooms and Two Baths ... \$1,200 and \$1,500 STANTON and 11 West 91st St. 8 Rooms and Bath \$900 and \$1,000 MATHILDA COURT 310 West*95th St.

SWANNANOA ... 105 East 15th St. Overlooking Union Square; light rooms.
3 Rooms and Bath. \$600 to \$720
5 Rooms and Bath. 7720 to 960
7 Rooms and Bath. 1,160 to 1,350 UNADILLA. .128 West 11th St.

ROYCROFT 219 West 80th St. RALEIGH .. .7 West 92d St. Near Central Park West.

AUGUSTA Beautiful Light Apartments. HENRIETTA COURT 316 West 95th St. New Building: large rooms.
Rooms and Bath.
Rooms and Bath.

VALENCIA COURT 317 West 95th St. RIVERSIDE DRIVE Corner 92d St.

The MOST complete large 'Apartment that can be conceived. Located on the most beautiful part of Riverside brive. 12 extra large, light rooms and 8 baths. Service of the highest order. Sunlight in every room. Extra elevator for servants. \$3,300 AND \$3,400 ABOVE 14TH ST., WEST SIDE. BACHELOR APARTMENTS.

THE BEVERWYCK, 39 and 41 West 27th St. THE ALTAMONTE, 604-606 West 118th St., bet. B'way and Riverside Drive—Large, elegant, light, sunny apartments, with all the up-to-date improvements; electric light; roof garden; overlooking the liudson. Supt. on premises. Rent, \$70 to \$100.

ABOVE 14TH ST., EAST SIDE. 128 EAST 57TH ST.—Bachelor apartments of 8 rooms and bath; all improvements; \$660.00. Apply on premises or ALVAN W. PERRY, 20 Nassau st.

APARTMENTS TO LET-FURNISHED.

ABOVE 14TH ST., WEST SIDE.

"THE WESTERLY" **Bachelor Apartment** Furnished or Unfurnished; two rooms and bath; electric light; open plumbing; shower baths. Restaurant on premises; valeting.

MCVICKAR GAILLARD REALT' CO., Agt., or Supt. at 103 W. 54th Street.

FURNISHED APARTMENTS WANTED. ANYONE having a neatly furnished and conveniently located apartment to rent will find a gootenant for one, two or perhaps three months by addressing H. K., box 104 Sun office; highest references furnished; state terms and location.

SELECT APARTMENTS.

St. Charles Court, 31-33-35 West 115th St. -ELEGANT--

ELEVATOR APARTMENTS. Latest improvements, electric lights, telephone; 4, 5, 7 rooms. Low rents. Superintendent on premises.

F. ZITTEL, 266 Columbus Ave., cor. 72d St.

THE ALPINE

Broadway & 33d Street Comfortable Centrally Located at, electric lights, individual teletestaurant service.
Rents \$400 and upward.
Estate D. H. McALPIN.
Fel. 6121-38in, or Superintendent of premises.

APARTMENTS SUNLIGHT EVERY FOOM.

343 & 345 WEST 85TH ST.

\$6. J4J WESI OJIH JI.

\$650 to \$1,300, unfurnished, near Riverside Drive, new building, choice residential section (street asphalted), near Riverside Park; quiet and exclusive; rears overlook expensive private dwellings, affording exceptional light and pleasant outlook from dining rooms; house fifty-foot frontage and full depth; two 7 or 8-room apartments on each floor, besides butler's pantry, tiled bath, and servants' toilet; every modern accessory; long distance telephone each suite; electric light, all-night elevator, attractive entrance, liveried hall service; convenient to 86th St. subway station, Eroadway and Amsterdam Av. cars; plans on request. Superintendent, on premises, or Midlothian Co., 128 Broadway. Tel. 8055 Cortlands.

Mount Tom.

enience: location unsurpassed; grand riv lew; rent \$1,800 to \$2,000. Apply on premise agent, R. PEHLEMANN, 487 Columbus Av sar e4th St.

THE BROADWAY Southwest Cor. 40th St.

with bath. Attendance. Restaurant on premises GEO. R. READ & CO.,

MADISON AVE. (10008) 60 LIBERTY ST. CHERBOURG. CENTRAL PARK WEST AND 92D ST.
Beautiful nine and ten room apartments, with
elevator; hall service and every modern convenlence; rents from \$1,500 to \$2,500 per year.
McCREEDY & CO., Columbus av., 88th st. a housekeeping apartment, offers the privacy of a select home, with all the conveniences of a modern hos-

Attractive two and three-room apartments

"MOUNT TOM,

110 RIVERSIDE DRIVE, CORNER 88D SI Most reasonable high class Apartments on Drive; eight and hine ro ms and bath; every evenience; location unaupassed; grand river viernt, \$1.600 to \$2.000. Apply on prenises, or acc. PELLEMANN, 687 Columbus av., near 8th st

Other advertisements under these classifications will be found in Main Sheet.